

**City of Lucas
City Council Meeting
January 7, 2016
7:00 PM**

City Hall - 665 Country Club Road – Lucas Texas

Minutes

Call to Order

Mayor Olk called the meeting to order at 7:00 p.m.

Council Members Present:

Mayor Jim Olk
Mayor Pro Tem Kathleen Peele
Councilmember Debbie Fisher
Councilmember Steve Duke
Councilmember Tim Baney
Councilmember Wayne Millsap
Councilmember Philip Lawrence

Staff Present:

City Manager Joni Clarke
City Attorney Joe Gorfida
City Secretary Stacy Henderson
Development Services Director Joe Hilbourn
Public Works Director/City Engineer Stanton Foerster
Finance Director Liz Exum
Human Resources Manager Cheryl Meehan

Mayor Olk determined that a quorum was present. Everyone was reminded to turn off or silence their cell phones and the City Council recited the Pledge of Allegiance.

Citizen Input

1. Citizen Input

There was no citizen participation.

Community Interest

2. Community Interest Items.

Mayor Olk asked that all in attendance have a moment of silence for the victims of the tornadoes that affected Rowlett and surrounding areas on December 26, 2015.

Consent Agenda

3. Consider approval of the minutes of the December 3, 2015 City Council meeting.

4. **Consider adopting Ordinance 2016-01-00826 amending Chapter 1 of the Code of Ordinances as it relates to Qualifications of Members requiring citizens appointed to all boards and commissions to have resided in the City for twelve continuous months; repealing the provision in Chapter 3 titled Building Regulations as it relates to the Board of Adjustment; and amending Chapter 14 titled Zoning as it relates to the Board of Adjustment.**

***MOTION:** A motion was made by Mayor Pro Tem Peele, seconded by Councilmember Lawrence to approve the Consent Agenda as presented. The motion passed unanimously by a 7 to 0 vote.*

Regular Agenda

5. **Consider setting a date for a Town Hall meeting to discuss the Neighborhood Connector Street Project that includes improvements to Blondy Jhune Road, Winningkoff Road, Snider Lane Bridge/Floodplain Crossing and Stinson Road Bridge/Floodplain Crossing.**

The City Council was in agreement to have a Town Hall meeting on Sunday, February 7 at 2:00p.m. to discuss the Neighborhood Connector Street Projects.

6. **Discuss and consider a Development Agreement between the City of Lucas and Amtex Multi-Housing, LLC., for the purpose of road improvements to McGarity Lane starting at Angel Parkway going eastward to the northeast boundary of the proposed site plan attached to the Development Agreement.**

Gary Lacey with Amtak Multi-Housing, LLC., discussed their proposed development stating there would be 120 units, two stories in height and be available to seniors age 62 and older. Mr. Lacey stated that there would be 121 one bedroom units, and 18 two bedroom units. He also discussed amenities on site and that they would be required to own the property for 15 years because of the type of development and tax breaks they would receive.

Councilmember Fisher asked for clarification as to whether they were a licensed care facility.

Mr. Lacey stated that they were not a licensed care facility, the development for was for active seniors.

The following residents came forward to speak in opposition to the request discussing items such as the lack of services available to service this type of development; it was not the best use for the area, opposition to multi-family development in Lucas, and the impact on emergency services.

- Brenda Rizos, 1200 N. Winningkoff
- Frank Prokop, 1890 Sawmill Drive
- Leon Luckey, 1065 Wendy Lane
- Theresa McLaren, 1875 Sawmill Dive

- Sean McLaren, 1875 Sawmill Drive
- Ron Keelen, 1005 Wendy Lane
- Dianne Redman, 1930 Mary Lee Lane
- Virginia Rupp, 235 Red Star
- James LoSapio, 650 Scarlett Drive

The City Council discussed components of the development, that it was not the best use for the property, how services to accommodate a multi-family development would be affected, and that the overall fit for the community was not consistent.

MOTION: *A motion was made by Mayor Olk, seconded by Councilmember Baney to deny the Development Agreement between the City of Lucas and Amtex Multi-Housing, LLC., for the purpose of road improvements to McGarity Lane starting at Angel Parkway going eastward to the northeast boundary of the proposed site plan attached to the Development Agreement. The motion to deny passed unanimously by a 7 to 0 vote.*

7. Consider approval of Resolution R-2016-01-00444 of the City Council of the City of Lucas, Texas approving an agreement with First National Bank of Omaha for the VOX Commercial VISA Credit Card.

A presentation was given by Finance Director Liz Exum discussing the details of the Vox commercial credit card.

MOTION: *A motion was made by Councilmember Lawrence, seconded by Councilmember Millsap to approve Resolution R 2016-01-00444 approving an agreement with First National Bank of Omaha for the Vox commercial Visa credit card. The motion passed unanimously by a 7 to 0 vote.*

8. Consider adopting Ordinance 2016-01-00827 amending Chapter 10 of the Code of Ordinances titled "Subdivision" by amending definitions and the procedure for filing plats including amending plats to be consistent with Chapter 212 of the Local Government Code; amending the chapter to replace the planning and zoning manager with the Director of Development Services and providing for other non-substantive changes to division 2, titled Platting Procedure.

A presentation was given by Development Services Director Joe Hilbourn stating all the changes that the City Council recommended had been incorporated into Chapter 10.

MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Lawrence to adopt Ordinance 2016-01-00827 titled "Subdivision" by amending definitions and the procedure for filing plats including amending plats to be consistent with Chapter 212 of the Local Government Code; amending the chapter to replace the planning and zoning manager with the Director of Development Services and providing for other non-substantive changes to division 2, titled Platting Procedure. The motion passed unanimously by a 7 to 0 vote.*

9. **Consider authorizing the City Manager to enter into a construction contract with McMahon Contracting recommended by the design consultant for the construction of the Blondy Jhune Road Bridge Replacement Project in the amount of \$2,460,237.50, plus a 20% contingency.**

Public Works Director/City Engineer Stanton Foerster gave a presentation discussing the retaining wall, the engineers estimate and the pricing of bids received that were approximately \$700,000 more than the engineers estimate. Mr. Foerster cited tree preservation, price of concrete, embankment and right of way concerns that caused the contractor to place a higher price than what was estimated.

Virginia Rupp, 235 Red Star, stated that she was neither in favor nor opposed to the request, but stated that the pricing was 50% higher than expected.

The City Council expressed their concerns regarding the increase in cost and asked that the plans be reviewed with the engineer to reevaluate the project costs proposed.

MOTION: *A motion was made by Councilmember Fisher, seconded by Councilmember Lawrence to deny the authorization of the City Manager to enter into a construction contract with McMahon Contracting for the construction of the Blondy Jhune Road Bridge Replacement project. The motion to deny passed by a 5 to 2 vote with Mayor Olk and Councilmember Duke voting in opposition to deny.*

10. **Consider the following items regarding the Texas Emergency Services Retirement System (TESRS) due to the inability of the City of Lucas to terminate its participation in the volunteer pension plan:**

- a. **Receive recommendations from the Lucas Volunteer Firefighter Pension Board.**
- b. **Appropriate funds from the unrestricted fund balance in the general fund in the amount of \$20,000 to finance the required payments to TESRS.**
- c. **Authorize the City Manager to negotiate a revised contract to TESRS to reduce the payment per qualified volunteer to \$36 per month which is the minimum contribution rate.**

A presentation was given by Human Resources Manager Cheryl Meehan discussing who was considered a qualified participant and the definition of service was outlined describing volunteers that participate in 25 percent of runs would be eligible. With this definition, only three volunteers qualified to participate in the TESRS contract. Ms. Meehan discussed with the City Council pursuing an amended agreement with TESRS to lower the minimum contribution.

The City Council was in agreement to authorize the City Manager to amend the existing agreement to reduce the minimum contribution from \$60 per month to \$36.00 per month.

Executive Session

The City Council may convene in a closed Executive Session pursuant to Chapter 551.071 of the Texas Government Code.


11. Executive Session

There was no Executive Session scheduled for this meeting.

12. Adjournment.


MOTION: *A motion was made by Councilmember Millsap, seconded by Councilmember Fisher to adjourn the meeting at 8:44p.m. The motion passed unanimously by a 7 to 0 vote.*

APPROVED:



Jim Olk, Mayor

ATTEST:



Stacy Henderson, City Secretary

